

SETBACKS ARE MEASURED TO THE OUTER BUILDING VERTICAL FACADE. ARCHITECTURAL ELEMENTS SUCH AS BAY WINDOWS, COVERED BALCONIES, CANOPIES, PORCHES, CHIMNEYS, EAVES, HVAC UNITS, ETC. MAY PROJECT INTO YARDS.

WAIVERS AND MODIFICATION REQUESTS

- 1) A MODIFICATION HAS BEEN REQUESTED OF SECTION 3.5.1.C.2 OF THE ZONING ORDINANCE THAT REQUIRES THAT NO MORE THAN ONE OF ANY THREE TO FIVE, ABUTTING DWELLING UNITS HAVE THE SAME FRONT YARD SETBACK.
- 2) A MODIFICATION HAS BEEN REQUESTED OF SECTION 4.4.4.A.1 OF THE ZONING ORDINANCE AND SECTION 2.3.1A OF THE SUBDIVISION ORDINANCE AS THE APPLICANT PROPOSES TO PROVIDE SIDEWALKS ON A SINGLE SIDE OF THE PRIVATE STREETS AND NONE ALONG THE PRIVATE ALLEYWAYS, AS DEPICTED ON SHEET C-13.
- 3) A MODIFICATION HAS BEEN REQUESTED OF SECTION 3.6.1 TO ALLOW MAXIMUM BUILDING HEIGHTS OF 45-FEET (4-STORIES).
- 4) A MODIFICATION HAS BEEN REQUESTED OF SECTION 4.5.6.B OF THE ZONING ORDINANCE FOR THE STREET TREES. IN SELECT AREAS ALONG THE PRIVATE STREETS, A MODIFICATION HAS BEEN REQUESTED AS THE REQUIRED STREET TREE SPACING, QUANTITY, AND PLANTING AREA WIDTH CANNOT BE CONSISTENTLY MET DUE DRIVEWAY APRON LOCATIONS, ON-STREET PARALLEL PARKING, AND VARIOUS PROPOSED UTILITIES. ALONG PICKETT ROAD, THE EXISTING OVERHEAD UTILITY LINES PROHIBIT PLANTINGS WITHIN THE EXISTING EASEMENTS. ALONG THE PRIVATE ALLEY, A MODIFICATION HAS BEEN REQUESTED NOT TO PROVIDE ANY STREET TREES.
- 5) A MODIFICATION HAS BEEN REQUESTED OF SECTION 4.5.5.C.2.(B)(1), FOR TRANSITIONAL YARD SCREENING AND BARRIER REQUIREMENTS FOR TY2.

SOUTHERN BOUNDARY: A MODIFICATION HAS BEEN REQUESTED TO ALLOW FOR A 42" GAURDRAIL/METAL FENCE AS A BARRIER AND TO MODIFY THE TRANSITIONAL YARD (TY2) REQUIREMENT FROM 0-7.5' AS SHOWN. THE PROPERTY IMMEDIATELY ADJACENT TO THE SOUTHERN BOUNDARY IS OWNED BY THE CITY OF FAIRFAX AND REMAINS UNDEVELOPED AND DENSELY WOODED WITH A 106 FOOT WIDE SWATCH OF EXISTING MATURE VEGETATION.

NORTHERN BOUNDARY: A MODIFICATION HAS BEEN REQUESTED TO ALLOW FOR A 6" METAL FENCE TO ACT AS THE BARRIER ON TOP OF THE RETAINING WALL AND A MODIFICATION TO MAINTAIN THE EXISTING MATURE VEGETATION ALONG THIS BOUNDARY TODAY.

WESTERN BOUNDARY: A MODIFICATION HAS BEEN REQUESTED TO ALLOW FOR A 42" GUARDRAIL/FENCE TO ACT AS THE BARRIER ON TOP OF THE RETAINING WALL ALONG THE GOLF COURSE AND A MODIFICATION OF THE TRANSITIONAL YARD (TY2) TO ALLOW A WIDTH OF 7.5' WITHOUT MODIFICATION TO THE REQUIRED PLANTINGS AND SUPPLEMENTAL SHRUB PLANTINGS.

EASTERN BOUNDARY: A WAIVER OF THE BARRIER AND A MODIFICATION OF THE LOCATION OF THE PLANT MATERIAL THAT NEEDS TO BE SET BACK DUE TO THE UTILITY EASEMENTS. THE SOUTHERN PORTION WILL TAPER DOWN ADJACENT TO THE UNIT AS SHOWN.
- 6) SUPPORT FOR A WAIVER HAS BEEN REQUESTED OF SECTION 2.2.2 OF THE PUBLIC FACILITIES MANUAL (THE "PFM") FOR TURN LANES INTO THE SITE AS SHOWN ON THE MASTER DEVELOPMENT PLAN.
- 7) SUPPORT FOR A WAIVER HAS BEEN REQUESTED OF SECTION 2.4.1 OF THE PFM TO ALLOW FOR THE ROAD RADIUS LESS THAN 175'.
- 8) SUPPORT FOR A WAIVER HAS BEEN REQUESTED OF SECTION 2.4.2.3 OF THE PFM FOR INTERSECTIONS WITH ARTERIAL STREETS TO BE LESS THAT 600' APART.
- 9) SUPPORT FOR A WAIVER HAS BEEN REQUESTED OF SECTION 2.7.3.1 OF THE PFM AND SECTION 2.2.7 OF THE SUBDIVISION ORDINANCE, TO ALLOW A DRIVEWAY WIDTH LESS THAN 12' TO 9' TO ACCOMMODATE THE TANDEM PARKED GARAGES THAT PROVIDE A SINGLE CAR WIDTH GARAGE DOOR.
- 10) SUPPORT FOR A WAIVER HAS BEEN REQUESTED FOR SECTION 2.10 OF THE PFM TO ALLOW A 10' RADIUS AT THE PROPERTY LINE FOR AN ALLEY.
- 11) SUPPORT FOR A WAIVER HAS BEEN REQUESTED FOR SECTION 401.01 TO ALLOW STREETS LESS THAN 30' TO 24', FACE OF CURB TO FACE OF CURB, WITH NO PARKING.
- 12) SUPPORT FOR A WAIVER HAS BEEN REQUESTED FOR SECTION 403.03 OF THE PFM TO ALLOW FOR A ROLLED CURB INSTEAD OF CURB CUTS FOR DRIVEWAYS.
- 13) SUPPORT FOR A WAIVER OF SECTION 2.2.2B OF THE SUBDIVISION ORDINANCE TO ALLOW FOR THE STREETS TO BE PRIVATELY MAINTAINED.
- 14) SUPPORT FOR A WAIVER OF SECTION 2.2.2C OF THE SUBDIVISION ORDINANCE, WHERE ALL STREETS SHALL BE EXTENDED TO ABUTTING PROPERTY LINES.
- 15) SUPPORT FOR A WAIVER OF SECTION 2.2.2F1 OF THE SUBDIVISION ORDINANCE, WHERE DEAD-END STREET CAN BE USED.
- 16) SUPPORT FOR A MODIFICATION OF SECTION 2.3.3A AND SECTION 2.3.4A1 OF THE SUBDIVISION ORDINANCE, WHERE SIDEWALKS WILL CONNECT TO ADJACENT SUBDIVISIONS.
- 17) SUPPORT FOR A MODIFICATION OF SECTION 2.4.2B AND SECTION 2.4.2C, AND SECTION 5.3 OF THE SUBDIVISION ORDINANCE, OF THE BLOCK LENGTH AS ALLOWED PER SECTION 3.8.2.E.3 OF THE ZONING ORDINANCE FOR LESS THAN 250' AND OVER 800' BLOCKS TO THAT SHOWN ON THE PLAN.
- 18) MODIFICATION OF THE FUTURE SECTION 3.9.6 TO REDUCE THE WIDTH OF AFFORDABLE DWELLING UNITS (ADU'S) TO SIXTEEN FEET (16').

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L-06A	HARDSCAPE DETAILS AND PRODUCT INFORMATION



TAX MAP NO.  
#58-1-02-021



VICINITY MAP 1' = 2000"

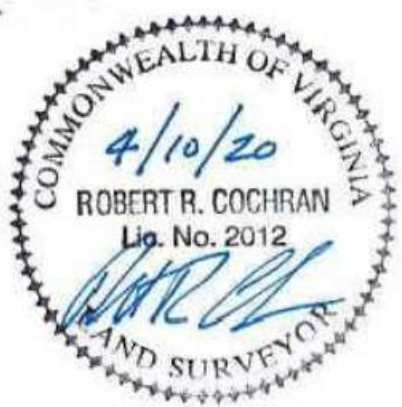
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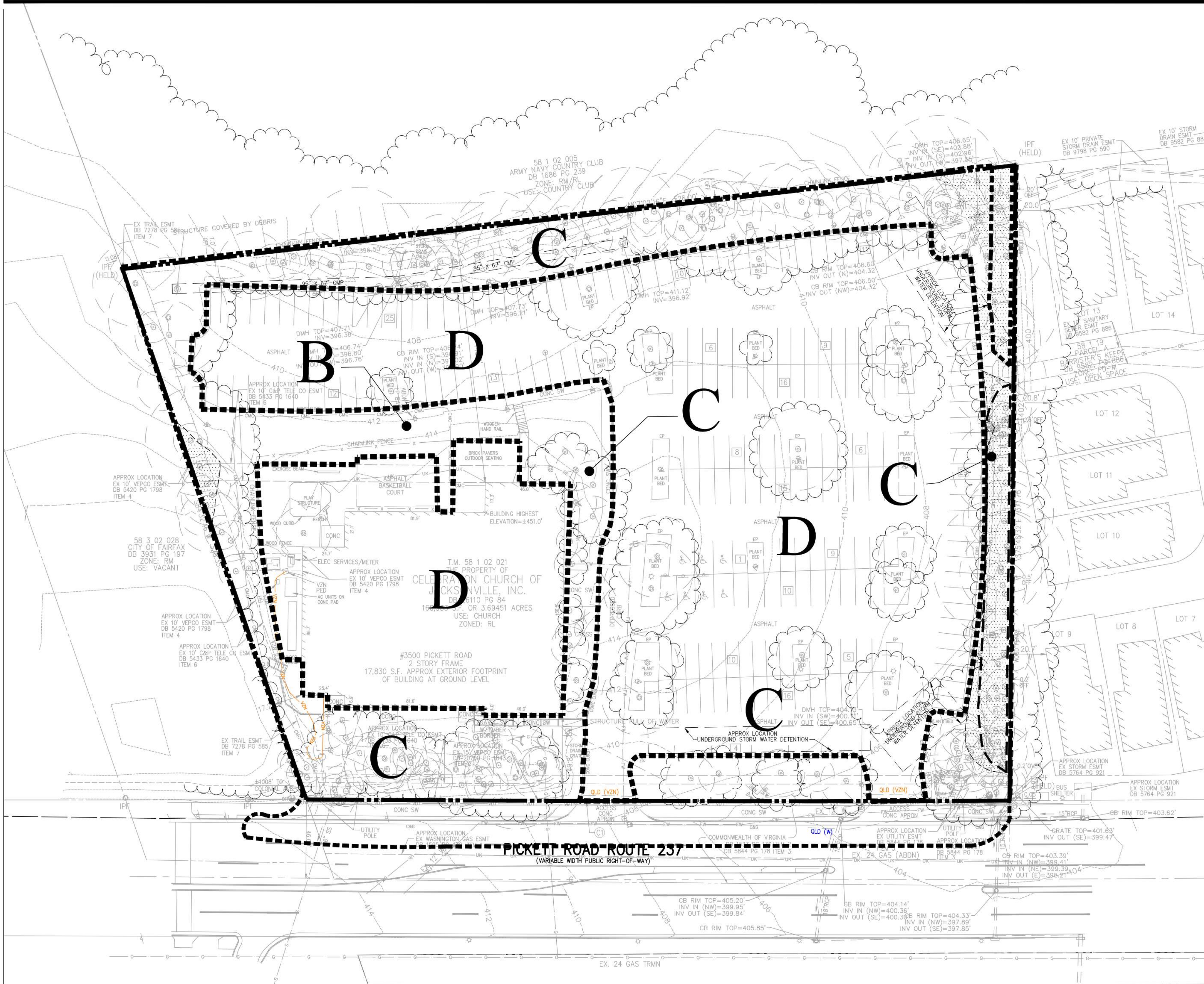
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6416 GROVEDALE DRIVE  
ALEXANDRIA, VIRGINIA 22310  
ATTN: JOE PLUMPE  
(703)719-6500











LEGEND

- VEGETATION COVER TYPE
- APPROXIMATE EXISTING TREE LINE
- PRE-DEVELOPED AREA OF EXISTING CANOPY = ± 56,777 SF
- POST-DEVELOPMENT AREA OF EXISTING TOTAL CANOPY TO BE PRESERVED = ±7,281 SF
- LIMITS OF CLEARING AND GRADING
- NOTE  
FOR NEW LANDSCAPE PLAN / LANDSCAPE TABULATIONS, SEE SHEETS L-02, L-03

EVM NARRATIVE

±33% OF THE SUBJECT SITE IS DEVELOPED AS A MAINTAINED TURF/GRASS AND LANDSCAPE AREAS. THE BALANCE OF THE SITE (67%) IS DEVELOPED AS A PARKING LOT, PLAYGROUND AND BUILDING STRUCTURE. THERE IS A SMALL AREA OF EXISTING WOODS ALONG THE NORTHERN PROPERTY LINE TO WILL BE PRESERVED. MOST OF THE VEGETATION IS PLANTED LANDSCAPE MATERIAL.

THE PRIMARY ON-SITE SPECIES IDENTIFIED AND THE OVERALL GENERAL HEALTH AND CONDITION OF THE EXISTING PLANT MATERIAL IS REPORTED ON THIS SHEET.

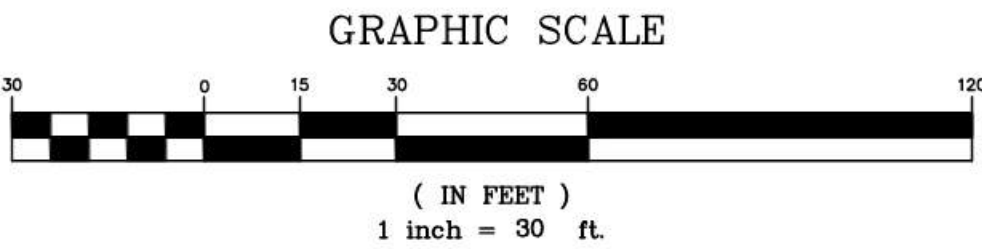
EXISTING VEGETATION COVER TYPES

C TREE SPECIES

- Acer rubrum - Red Maple  
Alanthus altissima - Tree of Heaven  
Cornus florida - Flowering Dogwood  
Juniperus virginiana - Eastern Redcedar  
Ilex opaca - American Holly  
Liquidambar styraciflua - Sweetgum  
Liriodendron tulipifera - Yellow Poplar  
Nyssa sylvatica - Blackgum  
Pinus strobus - Eastern White Pine  
Platanus occidentalis - American Sycamore  
Prunus serotina - Black Cherry  
Quercus alba - White Oak  
Quercus palustris - Pin Oak  
Ulmus americana - American Elm

B TREE SPECIES

- Turf grass - Cleared and Maintained



COVER TYPE SUMMARY TABLE						
EVM INDEX	COVER TYPE	SUCCESSIONAL STAGE	AREA	COVER CONDITION	PRIMARY SPECIES	COMMENTS
B	TURF	N/A	±3,699 SF (.09 AC)	N/A	N/A	
C	DEVELOPED LANDSCAPE	N/A	±56,777 SF (1.30 AC)	N/A	N/A	DEVELOPED AREA. CLEARED AND MAINTAINED TURF/GRASS AND LANDSCAPE AREA.
D	DEVELOPED	N/A	±107,915 SF (2.48 AC)	N/A	N/A	DEVELOPED AREA. PARKING LOT, PLAYGROUND AND BUILDING STRUCTURE;
	TOTAL AREA		±160,993 SF (3.69 AC)			



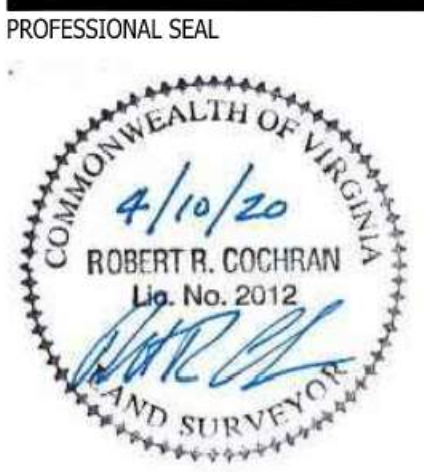
ENGINEERING SURVEYING/GEOMATICS  
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REVISIONS	DATE
2ND SUBMISSION	02/07/2020
RESUBMISSION	04/10/2020



3500 PICKETT ROAD  
CITY OF FAIRFAX, VIRGINIA

EXISTING VEGETATION MAP

DRAWN BY: PR  
DESIGNED BY: PR  
DATE ISSUED: NOVEMBER 22, 2019  
DWG. SCALE: AS SHOWN  
VIKA JOB NO. WV7583C  
SHEET NO. C-03





SONS, VA. GERMANTOWN, MD.

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2019 VIKI VIRGINIA, LLC

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PROFESSIONAL SEAL

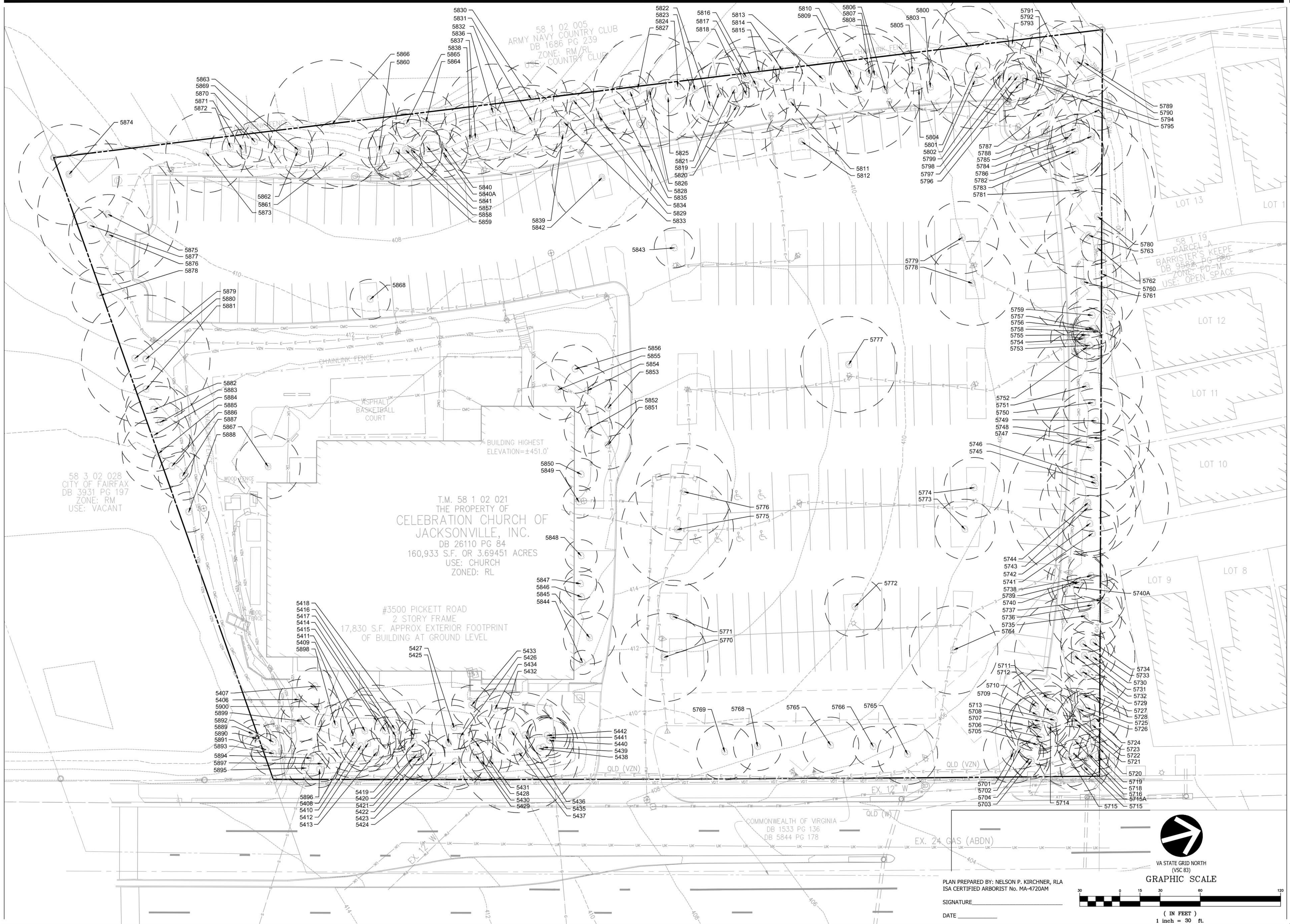


3500 PICKETT  
ROAD  
CITY OF FAIRFAX, VIRGINIA

## TREE SURVEY

DRAWN BY: PNN  
 DESIGNED BY: NPK  
 DATE ISSUED: JANUARY 20, 2020  
 SCALE: 1"=20'-0"  
 PROJECT NO.: WV7583C  
 SHEET NO.: C-03A

FILE: Q:\Projects\7583\7583C\CADD\PLANNING\DRAWINGS\7583C TREE SURVEY.dwg USER: Richardson DATE: Apr, 14 2020 TIME: 08:05 am





3500 PICKETT ROAD				January 29, 2020
TREE NO.	Species	Size (dbh In)	Condition	Observations
5406	Cornus florida, Flowering Dogwood	9	0.56	NO SEVERE BIOTIC ISSUES OBSERVED. CODOM STEMS (INCLUDED).
5407	Cornus florida, Flowering Dogwood	6	55.00	NO SEVERE BIOTIC ISSUES OBSERVED. PRUNES HVE COMPARTMENTILIZED.
5408	Quercus rubra, Red Oak	14	0.56	NO APPARENT BIOTIC ISSUES OBSERVED. UTILITY PRUNED. DEADWOOD.
5409	Quercus rubra, Red Oak	8, 8	0.56	NO SEVERE BIOTIC ISSUES OBSERVED. CODOM STEMS AT ~2.5VF. DEADWOOD.
5410	Fagus grandifolia, American Beech	9	0.65	NO APPARENT BIOTIC ISSUES OBSERVED.
5411	Quercus rubra, Red Oak	14	0.59	NO APPARENT BIOTIC ISSUES OBSERVED. SLIGHT DEADWOOD.
5412	Quercus rubra, Red Oak	9	0.60	NO APPARENT BIOTIC ISSUES OBSERVED.
5413	Quercus rubra, Red Oak	7	0.59	NO APPARENT BIOTIC ISSUES OBSERVED. ASYMETRIC CANOPY.
5414	Pinus virginiana, Virginia Pine	6	0.62	NO APPARENT BIOTIC ISSUES OBSERVED.
5415	Pinus virginiana, Virginia Pine	10	0.62	NO APPARENT BIOTIC ISSUES OBSERVED.
5416	Pinus virginiana, Virginia Pine	8	0.62	NO APPARENT BIOTIC ISSUES OBSERVED.
5417	Quercus rubra, Red Oak	5, 4	0.60	NO APPARENT BIOTIC ISSUES OBSERVED. CODOM AT ROOT CROWN.
5418	Pinus virginiana, Virginia Pine	5	0.60	NO APPARENT BIOTIC ISSUES OBSERVED.
5419	Pinus virginiana, Virginia Pine	7	0.60	NO APPARENT BIOTIC ISSUES OBSERVED.
5420	Pinus virginiana, Virginia Pine	9	0.59	NO APPARENT BIOTIC ISSUES OBSERVED. ASYMETRIC CANOPY.
5421	Pinus virginiana, Virginia Pine	5	0.58	NO APPARENT BIOTIC ISSUES OBSERVED. LOW CANOPY RATIO.
5422	Pinus virginiana, Virginia Pine	9	0.59	NO APPARENT BIOTIC ISSUES OBSERVED. ASYMETRIC CANOPY.
5423	Pinus virginiana, Virginia Pine	6	0.60	NO APPARENT BIOTIC ISSUES OBSERVED.
5424	Pinus virginiana, Virginia Pine	8	0.58	NO APPARENT BIOTIC ISSUES OBSERVED. FAIR/GOOD SCAFFOLD BRANCHING.
5425	Quercus rubra, Red Oak	22	0.64	NO APPARENT BIOTIC ISSUES OBSERVED.
5426	Pinus virginiana, Virginia Pine	6	0.60	NO APPARENT BIOTIC ISSUES OBSERVED.
5427	Pinus virginiana, Virginia Pine	9	0.58	NO APPARENT BIOTIC ISSUES OBSERVED. ASYMETRIC CANOPY.
5428	Pinus virginiana, Virginia Pine	6	0.60	NO APPARENT BIOTIC ISSUES OBSERVED.
5429	Pinus virginiana, Virginia Pine	8	0.62	NO APPARENT BIOTIC ISSUES OBSERVED.
5430	Pinus virginiana, Virginia Pine	7	0.59	NO APPARENT BIOTIC ISSUES OBSERVED. ASYMETRIC CANOPY.
5431	Pinus virginiana, Virginia Pine	6	0.59	NO APPARENT BIOTIC ISSUES OBSERVED. ASYMETRIC CANOPY.
5432	Pinus virginiana, Virginia Pine	4, 7	0.60	NO APPARENT BIOTIC ISSUES OBSERVED.
5433	Cornus florida, Flowering Dogwood	6	0.55	NO SEVERE BIOTIC ISSUES OBSERVED. FAIR/GOOD SCAFFOLD BRANCHING. DEADWOOD.
5434	Cornus florida, Flowering Dogwood	7	0.55	NO SEVERE BIOTIC ISSUES OBSERVED. CODOM AT ROOT CROWN (3-STEM).
5435	Pinus virginiana, Virginia Pine	9	0.59	NO APPARENT BIOTIC ISSUES OBSERVED. ASYMETRIC CANOPY.
5436	Pinus virginiana, Virginia Pine	10	0.59	NO APPARENT BIOTIC ISSUES OBSERVED. ASYMETRIC CANOPY.
5437	Quercus alba, White Oak	23	0.65	NO APPARENT BIOTIC ISSUES OBSERVED. MATURE TREE.

3500 PICKETT ROAD				January 29, 2020
TREE NO.	Species	Size (dbh In)	Condition	Observations
5438	Pinus virginiana, Virginia Pine	7	0.59	NO APPARENT BIOTIC ISSUES OBSERVED. ASYMETRIC CANOPY.
5439	Quercus rubra, Red Oak	7, 6, 3	0.59	NO APPARENT BIOTIC ISSUES OBSERVED. ASYMETRIC CANOPY.
5440	Pinus virginiana, Virginia Pine	9	0.59	NO APPARENT BIOTIC ISSUES OBSERVED. ASYMETRIC CANOPY.
5441	Pinus virginiana, Virginia Pine	7	0.59	NO APPARENT BIOTIC ISSUES OBSERVED. ASYMETRIC CANOPY.
5442	Pinus virginiana, Virginia Pine	7	0.59	NO APPARENT BIOTIC ISSUES OBSERVED. ASYMETRIC CANOPY.
5701	Acer rubrum, Red Maple	7	0.45	UTILITY PRUNED.
5702	Quercus prinus, Chestnut Oak	7	0.53	UTILITY PRUNED.
5703	Quercus rubra, Red Oak	7	0.52	UTILITY PRUNED.
5704	Carya tomentosa, Mockemut Hickory	5	0.57	NO APPARENT BIOTIC ISSUES OBSERVED.
5705	Quercus prinus, Chestnut Oak	8	0.56	NO APPARENT BIOTIC ISSUES OBSERVED.
5706	Fagus grandifolia, American Beech	6	0.60	NO APPARENT BIOTIC ISSUES OBSERVED.
5707	Quercus alba, White Oak	12	0.56	NO APPARENT BIOTIC ISSUES OBSERVED.
5708	Acer rubrum, Red Maple	6	0.57	NO APPARENT BIOTIC ISSUES OBSERVED.
5709	Liriodendron tulipifera, Yellow Poplar	13	0.59	NO APPARENT BIOTIC ISSUES OBSERVED.
5710	Liriodendron tulipifera, Yellow Poplar	13	0.57	NO APPARENT BIOTIC ISSUES OBSERVED.
5711	Fagus grandifolia, American Beech	13	0.65	NO APPARENT BIOTIC ISSUES OBSERVED.
5712	Liriodendron tulipifera, Yellow Poplar	10	0.60	NO APPARENT BIOTIC ISSUES OBSERVED.
5713	Liriodendron tulipifera, Yellow Poplar	13	0.58	NO APPARENT BIOTIC ISSUES OBSERVED.
5714	Liriodendron tulipifera, Yellow Poplar	15	0.58	NO APPARENT BIOTIC ISSUES OBSERVED.
5715	Quercus rubra, Red Oak	11	0.53	UTILITY PRUNED.
5715A	Carya tomentosa, Mockemut Hickory	6	0.55	NO APPARENT BIOTIC ISSUES OBSERVED. UTILITY PRUNED.
5716	Carya tomentosa, Mockemut Hickory	8	0.55	NO APPARENT BIOTIC ISSUES OBSERVED.
5717	Populus alba, White Poplar	8	0.50	NO APPARENT BIOTIC ISSUES OBSERVED.
5718	Populus alba, White Poplar	7	0.53	NO APPARENT BIOTIC ISSUES OBSERVED.
5719	Populus alba, White Poplar	8	0.50	NO APPARENT BIOTIC ISSUES OBSERVED.
5720	Populus alba, White Poplar	7	0.52	NO APPARENT BIOTIC ISSUES OBSERVED.
5721	Pinus virginiana, Virginia Pine	14	0.58	NO APPARENT BIOTIC ISSUES. ASYMETRIC CANOPY.
*5722	Pinus virginiana, Virginia Pine	14	0.60	NO APPARENT BIOTIC ISSUES OBSERVED.
*5723	Liriodendron tulipifera, Yellow Poplar	13	0.58	NO APPARENT BIOTIC ISSUES OBSERVED.
5724	Carya tomentosa, Mockemut Hickory	8	0.58	NO APPARENT BIOTIC ISSUES OBSERVED.
*5725	Fagus grandifolia, American Beech	7	0.58	NO APPARENT BIOTIC ISSUES OBSERVED.
*5726	Carya tomentosa, Mockemut Hickory	8	0.57	NO APPARENT BIOTIC ISSUES OBSERVED.
5727	Fagus grandifolia, American Beech	7	0.60	NO APPARENT BIOTIC ISSUES OBSERVED.
*5728	Pinus virginiana, Virginia Pine	11	0.58	NO APPARENT BIOTIC ISSUES OBSERVED. LOW CANOPY RATIO.
*5729	Pinus virginiana, Virginia Pine	11	0.58	NO APPARENT BIOTIC ISSUES OBSERVED. LOW CANOPY RATIO.
*5730	Carya tomentosa, Mockemut Hickory	8	0.57	NO APPARENT BIOTIC ISSUES OBSERVED.

3500 PICKETT ROAD				January 29, 2020
TREE NO.	Species	Size (dbh In)	Condition	Observations
*5731	Pinus virginiana, Virginia Pine	12	0.52	NO APPARENT BIOTIC ISSUES OBSERVED. ARCHED TRUNK STEM.
*5732	Fagus grandifolia, American Beech	17	0.65	NO APPARENT BIOTIC ISSUES OBSERVED.
*5733	Pinus virginiana, Virginia Pine	11	0.58	NO APPARENT BIOTIC ISSUES OBSERVED. LOW CANOPY RATIO.
*5734	Liriodendron tulipifera, Yellow Poplar	9	0.25	TREE IN DECLINE.
*5735	Pinus virginiana, Virginia Pine	18	0.10	SEVERE VERTICLE TRUNK STEM CRACK. REMOVE THIS TREE.
*5736	Carya tomentosa, Mockemut Hickory	12	0.63	NO APPARENT BIOTIC ISSUES OBSERVED.
5737	Liriodendron tulipifera, Yellow Poplar	12	0.60	NO APPARENT BIOTIC ISSUES OBSERVED. ASYMETRIC CANOPY.
*5738	Acer rubrum, Red Maple	6	0.53	NO APPARENT BIOTIC ISSUES OBSERVED. ASYMETRIC CANOPY.
*5739	Pinus virginiana, Virginia Pine	12	0.53	NO APPARENT BIOTIC ISSUES OBSERVED. ASYMETRIC CANOPY.
*5740	Quercus prinus, Chestnut Oak	8	0.57	NO APPARENT BIOTIC ISSUES OBSERVED.
5740A	Ilex opaca, American Holly	5	0.50	NO APPARENT BIOTIC ISSUES OBSERVED.
*5741	Fagus grandifolia, American Beech	7	0.65	NO APPARENT BIOTIC ISSUES OBSERVED.
*5742	Quercus prinus, Chestnut Oak	8	0.56	NO APPARENT BIOTIC ISSUES OBSERVED. ASYMETRIC CANOPY.
*5743	Carya tomentosa, Mockemut Hickory	14	0.56	NO SEVERE BIOTIC ISSUES OBSERVED. TRUNK CANKERS. TOPPED.
*5744	Liriodendron tulipifera, Yellow Poplar	24, 13	0.58	NO APPARENT BIOTIC ISSUES OBSERVED.
*5745	Quercus alba, White Oak	14	0.60	NO APPARENT BIOTIC ISSUES OBSERVED.
*5746	Quercus alba, White Oak	13	0.56	NO APPARENT BIOTIC ISSUES OBSERVED. DEADWOOD IN CANOPY.
*5747	Carya tomentosa, Mockemut Hickory	14	0.65	NO APPARENT BIOTIC ISSUES OBSERVED.
5748	Pinus virginiana, Virginia Pine	14	0.65	NO APPARENT BIOTIC ISSUES OBSERVED.
5749	Acer rubrum, Red Maple	6	0.40	NO APPARENT BIOTIC ISSUES OBSERVED. STORM DAMAGE. TOPPED.
*5750	Prunus serotina, Black Pine	8		NO APPARENT BIOTIC ISSUES OBSERVED. TWISTY TRUNK STEM.
*5751	Quercus alba, White Oak	19	0.60	NO APPARENT BIOTIC ISSUES OBSERVED.
*5752	Carya tomentosa, Mockemut Hickory	6	0.48	TREE SHOWS STRESS & DECLINE.
*5753	Liriodendron tulipifera, Yellow Poplar	8	0 - 0.05	DECLINE, NECROSIS.
*5754	Liriodendron tulipifera, Yellow Poplar	13	0.62	NO APPARENT BIOTIC ISSUES OBSERVED.
*5755	Carya tomentosa, Mockemut Hickory	5	0.63	NO APPARENT BIOTIC ISSUES OBSERVED.
*5756	Platanus occidentalis, American Sycamore	12	0.63	NO APPARENT BIOTIC ISSUES OBSERVED.
*5757	Carya tomentosa, Mockemut Hickory	6	0.55	NO APPARENT BIOTIC ISSUES OBSERVED. ASYMETRIC CANOPY.
5758	Populus alba, White Poplar	7	0.52	NO APPARENT BIOTIC ISSUES OBSERVED. ASYMETRIC CANOPY.
*5759	Populus alba, White Poplar	8	0.57	NO APPARENT BIOTIC ISSUES OBSERVED.
5760	Carya tomentosa, Mockemut Hickory	7	0.56	NO APPARENT BIOTIC ISSUES OBSERVED.
5761	Fagus grandifolia, American Beech	17	0.65	NO APPARENT BIOTIC ISSUES OBSERVED.
5762	Quercus prinus, Chestnut Oak	5	0.60	NO APPARENT BIOTIC ISSUES OBSERVED.
5763	Liriodendron tulipifera, Yellow Poplar	19	0.62	NO APPARENT BIOTIC ISSUES OBSERVED.
5764	Quercus rubra, Red Oak	11	0.57	NO APPARENT BIOTIC ISSUES OBSERVED.

3500 PICKETT ROAD				January 29, 2020
TREE NO.	Species	Size (dbh in)	Condition	Observations
5765	Acer rubrum, Red Maple	10	0.50	TREE SHOWS EARLY EVIDENCE OF DECLINE.
5766	Acer rubrum, Red Maple	9	0 - 0.05	TREE IN DECLINE. NECROTIC W/ FUNGUS.
5767	Acer rubrum, Red Maple	10	0.63	NO APPARENT BIOTIC ISSUES OBSERVED.
5768	Acer rubrum, Red Maple	12	0.63	NO APPARENT BIOTIC ISSUES OBSERVED.
5769	Quercus rubra, Red Oak	10	0.50	UPPER CANOPY SHOWS DEADWOOD & DECLINE.
5770	Acer saccharinum, Silver Maple	9, 6, 9, 7, 8 (22)	0.55	NO SEVERE BIOTIC ISSUES OBSERVED. 5-CODOM STEMS (EXCLUDED).
5771	Quercus rubra, Red Oak	13	0.60	NO APPARENT BIOTIC ISSUES OBSERVED.
5772	Quercus rubra, Red Oak	12	0.52	NO SEVERE BIOTIC ISSUES OBSERVED. FAIR/GOOD SCAFFOLD BRANCHING. DEADWOOD.
5773	Quercus rubra, Red Oak	12	0.50	NO SEVERE BIOTIC ISSUES OBSERVED. TOPPED. DEADWOOD.
5774	Liriodendron tulipifera, Yellow Poplar	10	0.57	NO SEVERE BIOTIC ISSUES OBSERVED. SLIGHT CAVITY AT ROOT CROWN.
5775	Quercus rubra, Red Oak	18	0.60	NO APPARENT BIOTIC ISSUES OBSERVED.
5776	Quercus rubra, Red Oak	14	0.60	NO APPARENT BIOTIC ISSUES OBSERVED.
5777	Quercus rubra, Red Oak	14	0.60	NO APPARENT BIOTIC ISSUES OBSERVED.
5778	Acer saccharinum, Silver Maple	21	0.47	NO APPARENT BIOTIC ISSUES OBSERVED.
5779	Quercus rubra, Red Oak	11	0.60	NO APPARENT BIOTIC ISSUES OBSERVED.
*5780	Liriodendron tulipifera, Yellow Poplar	13	0.58	NO APPARENT BIOTIC ISSUES OBSERVED. TWISTY TRUNK STEM. LOW/MODERATE CANOPY RATIO.
*5781	Acer rubrum, Red Maple	7, 5, 11, 11, 13, 15	0.48	NO APPARENT BIOTIC ISSUES OBSERVED. LOE UNION ANGLE (INCLUDED).
*5782	Liriodendron tulipifera, Yellow Poplar	13	0.57	NO APPARENT BIOTIC ISSUES OBSERVED.
*5783	Liriodendron tulipifera, Yellow Poplar	11	0.60	NO APPARENT BIOTIC ISSUES OBSERVED.
*5784	Liriodendron tulipifera, Yellow Poplar	20	0.63	NO APPARENT BIOTIC ISSUES OBSERVED.
*5785	Carya tomentosa, Mockernut Hickory	7	0.60	NO APPARENT BIOTIC ISSUES OBSERVED.
*5786	Populus alba, White Poplar	20	0.54	NO SEVERE BIOTIC ISSUES OBSERVED. TWISTY TRUNK STEM. DEADWOOD.
5787	Ilex opaca, American Holly	4, 5, 9	0.63	NO APPARENT BIOTIC ISSUES OBSERVED.
*5788	Liriodendron tulipifera, Yellow Poplar	10	0.54	NO APPARENT BIOTIC ISSUES OBSERVED. LOW CANOPY RATIO.
*5789	Paulownia tomentosa, Royal Paulownia	5	0.40	NO SEVERE BIOTIC ISSUES OBSERVED. POOR SCAFFOLD BRANCHING. LOW CANOPY RATIO.
*5790	Populus alba, White Poplar	18	0.40	NO SEVERE BIOTIC ISSUES OBSERVED. FAIR/POOR STRUCTURE. DEADWOOD.
5791	Liriodendron tulipifera, Yellow Poplar	14	0.59	NO APPARENT BIOTIC ISSUES OBSERVED.
5792	Liriodendron tulipifera, Yellow Poplar	7	0.52	NO APPARENT BIOTIC ISSUES OBSERVED. LOW CANOPY RATIO. FAIR/POOR SCAFFOLD BRANCHING.
5793	Quercus rubra, Red Oak	36	0.64	NO APPARENT BIOTIC ISSUES OBSERVED.
5794	Liriodendron tulipifera, Yellow Poplar	14	0.64	NO APPARENT BIOTIC ISSUES OBSERVED.
5795	Liriodendron tulipifera, Yellow Poplar	10	0.53	NO APPARENT BIOTIC ISSUES OBSERVED. POOR SCAFFOLD BRANCHING.
5796	Ilex opaca, American Holly	9	0.62	NO APPARENT BIOTIC ISSUES OBSERVED.
5797	Liriodendron tulipifera, Yellow Poplar	11	0.50	NO SEVERE BIOTIC ISSUES OBSERVED. POOR STRUCTURE.

3500 PICKETT ROAD				January 29, 2020
TREE NO.	Species	Size (dbh in)	Condition	Observations
5798	Liriodendron tulipifera, Yellow Poplar	7	0.54	NO APPARENT BIOTIC ISSUES OBSERVED. FAIR/POOR STRUCTURE. LOW CANOPY RATIO.
5799	Liriodendron tulipifera, Yellow Poplar	16	0.63	NO APPARENT BIOTIC ISSUES OBSERVED.
5800	Quercus alba, White Oak	15	0.59	NO SEVERE BIOTIC ISSUES OBSERVED. DEADWOOD IN CANOPY.
5801	Liriodendron tulipifera, Yellow Poplar	6	0.00	NECROTIC
5802	Fagus grandifolia, American Beech	18	0.64	NO APPARENT BIOTIC ISSUES OBSERVED. INVASIVES.
5803	Prunus serotina, Black Pine	9	0.55	NO APPARENT BIOTIC ISSUES OBSERVED.
5804	Liriodendron tulipifera, Yellow Poplar	12	0.64	NO APPARENT BIOTIC ISSUES OBSERVED.
5805	Quercus prinus, Chestnut Oak	7	0.60	NO APPARENT BIOTIC ISSUES OBSERVED.
5806	Liriodendron tulipifera, Yellow Poplar	11	0.62	NO APPARENT BIOTIC ISSUES OBSERVED.
5807	Quercus prinus, Chestnut Oak	7	0.59	NO APPARENT BIOTIC ISSUES OBSERVED.
5808	Quercus rubra, Red Oak	17	0.53	NO SEVERE BIOTIC ISSUES OBSERVED. FAIR/GOOD SCAFFOLD BRANCHING. DEADWOOD.
5809	Quercus rubra, Red Oak	29	0.55	NO SEVERE BIOTIC ISSUES OBSERVED. FAIR/GOOD SCAFFOLD BRANCHING. DEADWOOD.
5810	Fagus grandifolia, American Beech	7	0.59	NO APPARENT BIOTIC ISSUES OBSERVED.
5811	Fagus grandifolia, American Beech	9	0.62	NO APPARENT BIOTIC ISSUES OBSERVED.
5812	Acer rubrum, Red Maple	12	0.62	NO APPARENT BIOTIC ISSUES OBSERVED.
5813	Fagus grandifolia, American Beech	7, 7	0.60	NO APPARENT BIOTIC ISSUES OBSERVED.
5814	Ilex opaca, American Holly	5	0.65	NO APPARENT BIOTIC ISSUES OBSERVED.
5815	Fagus grandifolia, American Beech	7	0.65	NO APPARENT BIOTIC ISSUES OBSERVED.
5816	Quercus rubra, Red Oak	24	0.60	NO APPARENT BIOTIC ISSUES OBSERVED. SLIGHT DEADWOOD.
5817	Quercus rubra, Red Oak	15	0.53	NO SEVERE BIOTIC ISSUES OBSERVED. FAIR/GOOD SCAFFOLD BRANCHING.
5818	Quercus rubra, Red Oak	6	0.60	NO APPARENT BIOTIC ISSUES OBSERVED.
5819	Quercus rubra, Red Oak	6	0.60	NO APPARENT BIOTIC ISSUES OBSERVED.
5820	Quercus rubra, Red Oak	23	0.58	NO APPARENT BIOTIC ISSUES OBSERVED. ASYMETRIC CANOPY.
5821	Quercus rubra, Red Oak	15	0.55	NO SEVERE BIOTIC ISSUES OBSERVED. CANOPY STORM DAMAGE.
5822	Quercus rubra, Red Oak	8	0.43	NO SEVERE BIOTIC ISSUES OBSERVED. TOPPED.
5823	Quercus alba, White Oak	19	0.60	NO APPARENT BIOTIC ISSUES OBSERVED.
5824	Quercus rubra, Red Oak	6	0.60	NO APPARENT BIOTIC ISSUES OBSERVED.
5825	Quercus rubra, Red Oak	5	0.55	NO APPARENT BIOTIC ISSUES OBSERVED. FAIR/GOOD SCAFFOLD BRANCHING.
5826	Quercus alba, White Oak	9, 19	0.53	NO APPARENT BIOTIC ISSUES OBSERVED. ASYMETRIC CANOPY.
5827	Quercus alba, White Oak	5	0.60	NO APPARENT BIOTIC ISSUES OBSERVED.
5828	Quercus alba, White Oak	5	0.57	NO APPARENT BIOTIC ISSUES OBSERVED.

\* = TREE TO BE PRESERVED  
(ALL OTHERS TO BE REMOVED)



ENGINEERING SURVEYING/GEOMATIC  
LANDSCAPE ARCHITECTURE PLANNING

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LANDSCAPE ARCHITECT

STUDIO 39

6416 GROVEDALE DRIVE  
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[illegible]

PROFESSIONAL SEA



3500 PICKETT  
ROAD  
CITY OF FAIRFAX, VIRGINIA

# TREE SURVEY INVENTORY

DRAWN BY:	PNN
DESIGNED BY:	NPK
DATE ISSUED:	JANUARY 20, 2020
DWG.	
SCALE:	1"=20'-0"
VIKA JOB NO.	WV7583C
SHEET NO.	C-03B





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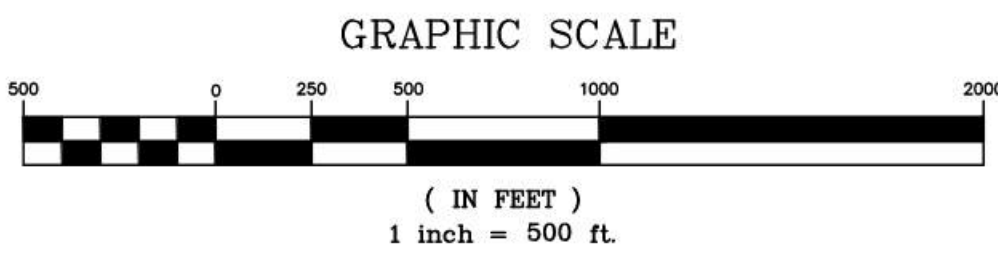
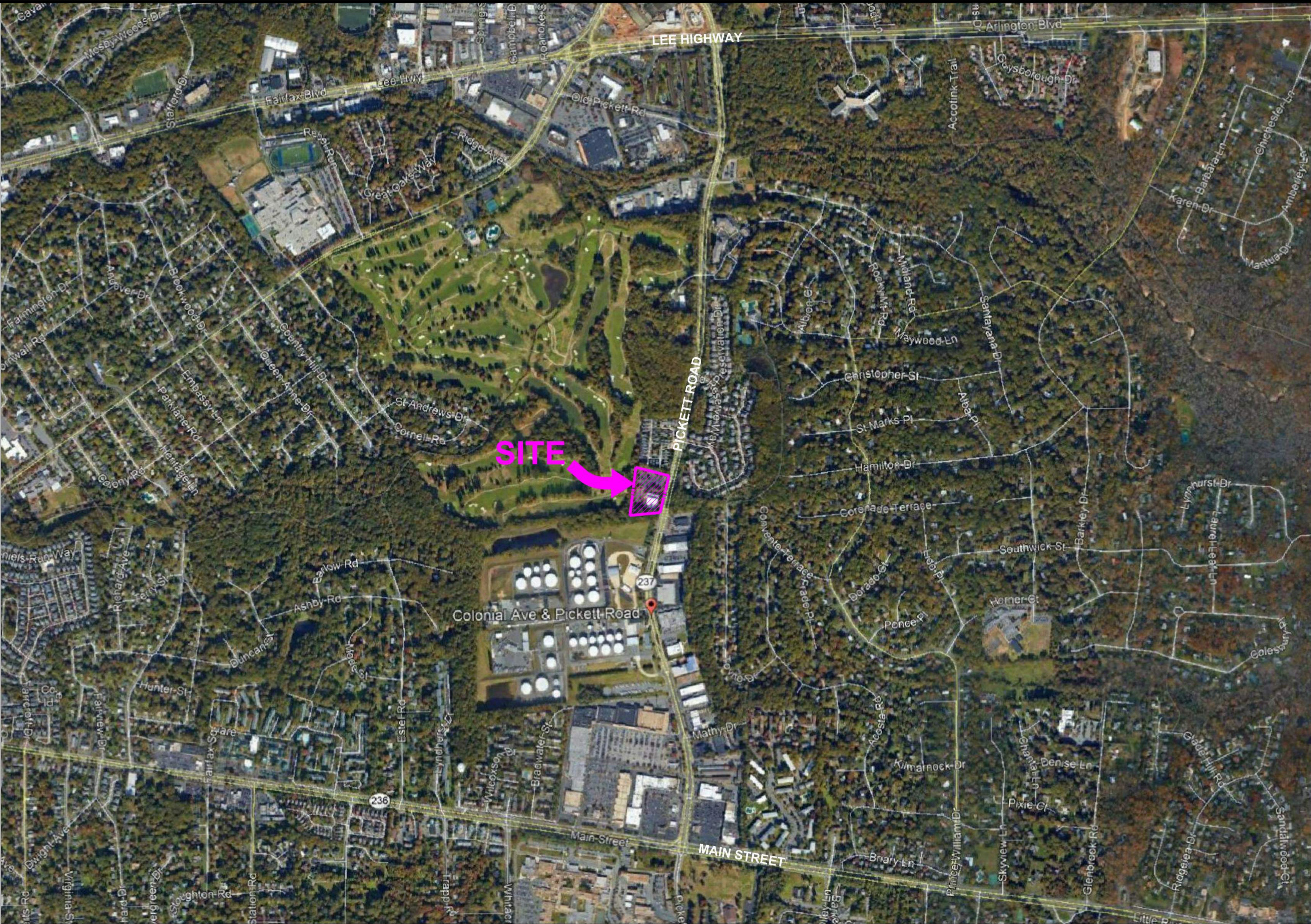
PROFESSIONAL SEAL

DRAWN BY:	PNN
DESIGNED BY:	NPK
DATE ISSUED:	JANUARY 20, 2020
DWG.	
SCALE:	1"=20'-0"
VIKA JOB NO.	WV7583C
SHEET NO.	C-03C

3500 PICKETT ROAD				January 29, 2020
TREE NO.	Species	Size (dbh In)	Condition	Observations
5860	Liriodendron tulipifera, Yellow Poplar	9	0.57	NO APPARENT BIOTIC ISSUES OBSERVED.
5861	Liriodendron tulipifera, Yellow Poplar	8	0.53	NO SEVERE BIOTIC ISSUES OBSERVED. FAIR/GOOD STRUCTURE. ASYMETRIC CANOPY.
5862	Liriodendron tulipifera, Yellow Poplar	7	0.53	NO APPARENT BIOTIC ISSUES OBSERVED. FAIR/POOR SCAFFOLD BRANCHING & CANOPY RATIO.
5863	Liriodendron tulipifera, Yellow Poplar	13	0.59	NO APPARENT BIOTIC ISSUES OBSERVED. ~10' LEAN.
5864	Carya tomentosa, Mockernut Hickory	11	0.52	NO SEVERE BIOTIC ISSUES OBSERVED. FAIR/POOR CANOPY RATIO. STORM DAMAGE.
5865	Quercus rubra, Red Oak	7	0.54	NO APPARENT BIOTIC ISSUES OBSERVED. FAIR/POOR SCAFFOLD BRANCHING & CANOPY RATIO.
5866	Acer rubrum, Red Maple	9, 11, 12, 12	0.55	NO SEVERE BIOTIC ISSUES OBSERVED. CODOM (4-STEMS). STORM DAMAGE.
5867	Acer rubrum, Red Maple	15	0.62	NO APPARENT BIOTIC ISSUES OBSERVED.
5868	Acer rubrum, Red Maple	8	0.59	NO APPARENT BIOTIC ISSUES OBSERVED. CODOM STEMS AT ~2.0 VF.
5869	Liriodendron tulipifera, Yellow Poplar	12	0.53	NO APPARENT BIOTIC ISSUES OBSERVED.
5870	Acer rubrum, Red Maple	6, 8	0.15	TREE IN DECLINE W/ DEADWOOD.
5871	Liriodendron tulipifera, Yellow Poplar	8	0.54	NO APPARENT BIOTIC ISSUES OBSERVED. FAIR/POOR STRUCTURE.
5872	Liriodendron tulipifera, Yellow Poplar	9	0.54	NO SEVERE BIOTIC ISSUES OBSERVED. TRUNK STEM W/ VERTICLE SEAM.
5873	Liriodendron tulipifera, Yellow Poplar	13	0.59	NO APPARENT BIOTIC ISSUES OBSERVED. ASYMETRIC CANOPY.
5874	Quercus rubra, Red Oak	20	0.60	NO APPARENT BIOTIC ISSUES OBSERVED. MATURE TREE.
5875	Quercus alba, White Oak	23	0.63	NO APPARENT BIOTIC ISSUES OBSERVED. MATURE TREE.
5876	Quercus alba, White Oak	15	0.58	NO APPARENT BIOTIC ISSUES OBSERVED. TWISTY UPPER TRUNK STEM. OPEN CAVITY AT ROOT CROWN.
5877	Fagus grandifolia, American Beech	6	0.65	NO APPARENT BIOTIC ISSUES OBSERVED.
5878	Fagus grandifolia, American Beech	8	0.62	NO APPARENT BIOTIC ISSUES OBSERVED.
5879	Quercus alba, White Oak	10	0.40	NO SEVER BIOTIC ISSUES OBSERVED. FAIR/POOR SCAFFOLD BRANCHING. DEADWOOD.
5880	Quercus rubra, Red Oak	31	0.68	NO APPARENT BIOTIC ISSUES OBSERVED.
5881	Quercus alba, White Oak	9	0.57	NO APPARENT BIOTIC ISSUES OBSERVED. ASYMETRIC CANOPY.
5882	Quercus rubra, Red Oak	8	0.52	NO APPARENT BIOTIC ISSUES OBSERVED. ASYMETRIC CANOPY. TWISTY TRUNK STEM.
5883	Quercus alba, White Oak	8	0.57	NO APPARENT BIOTIC ISSUES OBSERVED. TWISTY TRUNK STEM.
5884	Fagus grandifolia, American Beech	8	0.62	NO APPARENT BIOTIC ISSUES OBSERVED.
5885	Fagus grandifolia, American Beech	7	0.62	NO APPARENT BIOTIC ISSUES OBSERVED.
5886	Quercus rubra, Red Oak	5	0.60	NO APPARENT BIOTIC ISSUES OBSERVED.
5887	Pinus virginiana, Virginia Pine	6	0.59	NO APPARENT BIOTIC ISSUES OBSERVED. TWISTY CANOPY.
5888	Quercus rubra, Red Oak	7	0.60	NO APPARENT BIOTIC ISSUES OBSERVED. CODOM TRUNK STEMS AT ~3VF.
5889	Pinus virginiana, Virginia Pine	7	0.60	NO APPARENT BIOTIC ISSUES OBSERVED.
5890	Pinus virginiana, Virginia Pine	5	0.60	NO APPARENT BIOTIC ISSUES OBSERVED.

\* = TREE TO BE PRESERVED  
(ALL OTHERS TO BE REMOVED)

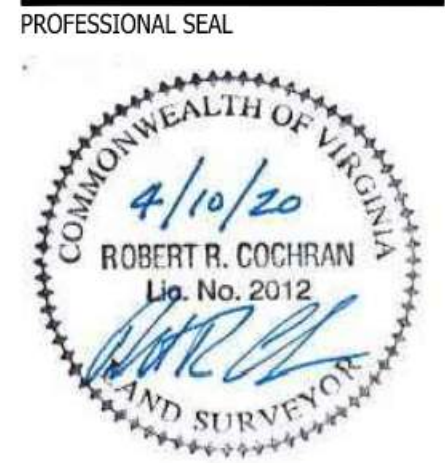




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REVISIONS	DATE
2ND SUBMISSION	02/07/2020
RESUBMISSION	04/10/2020



**3500 PICKETT  
ROAD**  
CITY OF FAIRFAX, VIRGINIA

**CONTEXT MAP**

DRAWN BY: RYM  
DESIGNED BY: PR  
DATE ISSUED: NOVEMBER 22, 2019  
DWG. SCALE: AS SHOWN  
VIVA JOB NO. WV7583C  
SHEET NO. C-04

















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1-634-8614

ND USE ATTORNEY:  
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TN: MARK LOONEY  
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PROFESSIONAL SEAL

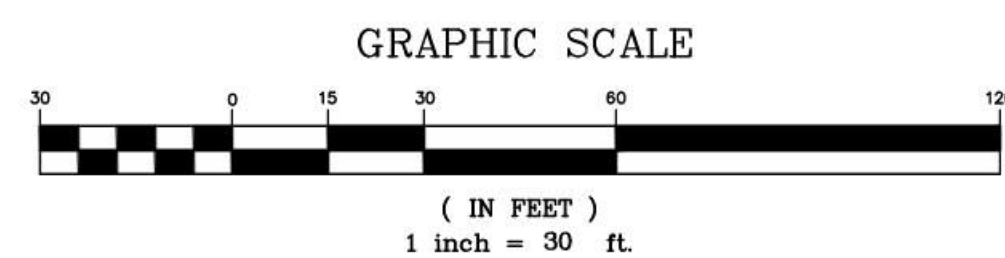


3500 PICKETT  
ROAD  
CITY OF FAIRFAX, VIRGINIA

## FUNCTIONAL UTILITY AND GRADING

DRAWN BY: \_\_\_\_\_  
 DESIGNED BY: \_\_\_\_\_ PR \_\_\_\_\_  
 DATE ISSUED: NOVEMBER 22, 2019  
 \_\_\_\_\_  
 SCALE: AS SHOWN  
 \_\_\_\_\_  
 KA JOB W7583C  
 \_\_\_\_\_  
 SHEET C-08  
 \_\_\_\_\_

FILE: Q:\Projects\7583\7583C\CADD\PLANNING DRAWINGS\7583C FUNCTIONAL UTILITY & GRADING.dwg USER: Richardson DATE: April 7, 2020 TIME: 9:51:00 AM



VA STATE  
GRID NORTH  
(VSC 83)

LAYOUT: C-09 FUNCTIONAL UTILITY AND GRADING, Plotted By: Richardson

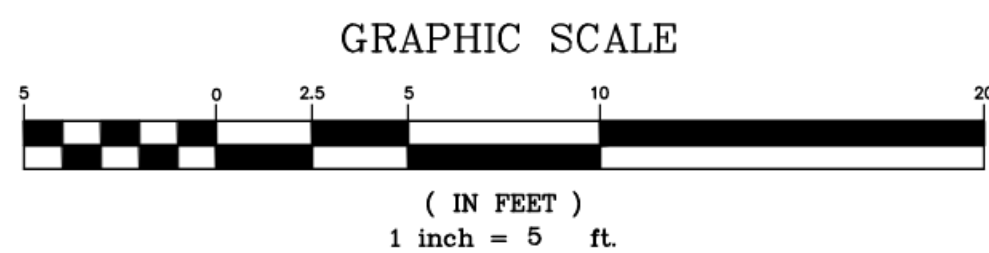
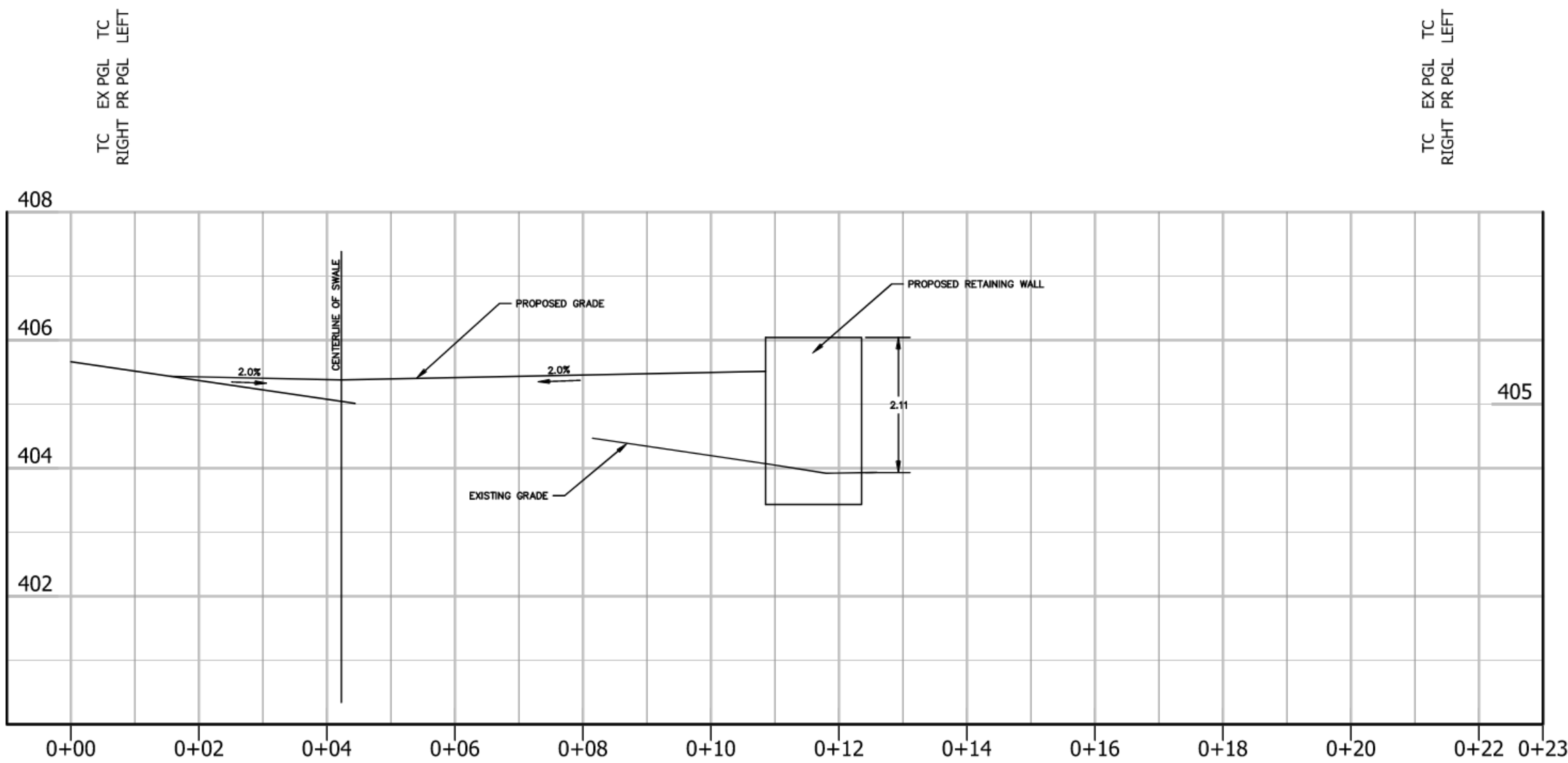






Profile view of the proposed retaining wall and existing grade. The vertical axis shows elevation in feet (402 to 410). The horizontal axis shows stationing (0+00 to 0+21). The existing grade is shown as a solid line, and the proposed grade is shown as a dashed line. A vertical line indicates the 'OUTLINE OF WALL'. The proposed retaining wall is shown as a rectangular structure. The height of the wall is 2.97 feet. The proposed grade is 2.05 feet above the existing grade at the wall face. The proposed retaining wall is 2.05 feet high at the wall face.

This cross-section profile view shows the road's elevation from station 0+00 to 0+19. The vertical axis represents elevation in feet, ranging from 395 to 404. The horizontal axis represents stationing. The profile includes the existing ground surface (EXISTING GRADE), the proposed road grade (PROPOSED GRADE), and a proposed retaining wall. A drainage structure is shown with a 2.0% slope leading to a ditch. The ditch has a 1.73' depth. The centerline of the drainage ditch is marked at station 0+04. The proposed retaining wall is located between stations 0+08 and 0+10. The existing grade is shown as a solid line, and the proposed grade is shown as a dashed line.



NOTE:  
1. ALL GRADING AND UTILITIES LAYOUT ARE CONCEPTUAL AND SUBJECT TO DESIGN CHANGES WITH FINAL SITE PLAN APPROVAL.

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301-634-8614

LAND USE ATTORNEY:

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11951 FREEDOM DRIVE  
RESTON, VA 20190-565  
ATTN: MARK LOONEY  
(703) 456-8039

LANDSCAPE ARCHITECT:

**STUDIO 39**  
6416 GROVEDALE DRIVE  
ALEXANDRIA, VA 22310  
ATTN: JOE PLUMPE  
(703) 719-6500

[illegible]

PROFESSIONAL SEAL



3500 PICKETT  
ROAD  
CITY OF FAIRFAX, VIRGINIA

## SWALE SECTIONS

DRAWN BY: \_\_\_\_\_  
DESIGNED BY: \_\_\_\_\_ PR \_\_\_\_\_  
DATE ISSUED: NOVEMBER 22, 1951

---

DWG. SCALE: AS SHOWN

---

VIKA JOB NO. W7583C

---

SHEET NO. C-08B





ENGINEERING SURVEYING/GEOMATICS  
LANDSCAPE ARCHITECTURE PLANNING

VIKA VIRGINIA, LLC

8180 GREENSBORO DRIVE SUITE 200

TYSONS, VIRGINIA 22102

PHONE: (703) 442-7800

FAX: (703) 761-2787

TYSONS, VA. GERMANTOWN, MD.

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ALEXANDRIA, VA 22310

ATTN: JOE PLUMPE

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REVISIONS

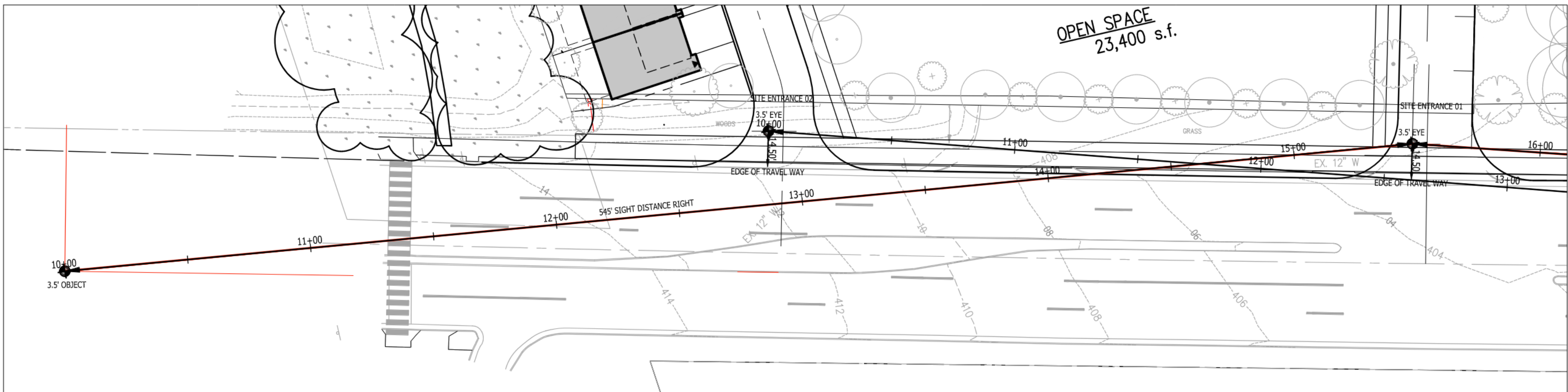
DATE

2ND SUBMISSION

02/07/2020

RESUBMISSION

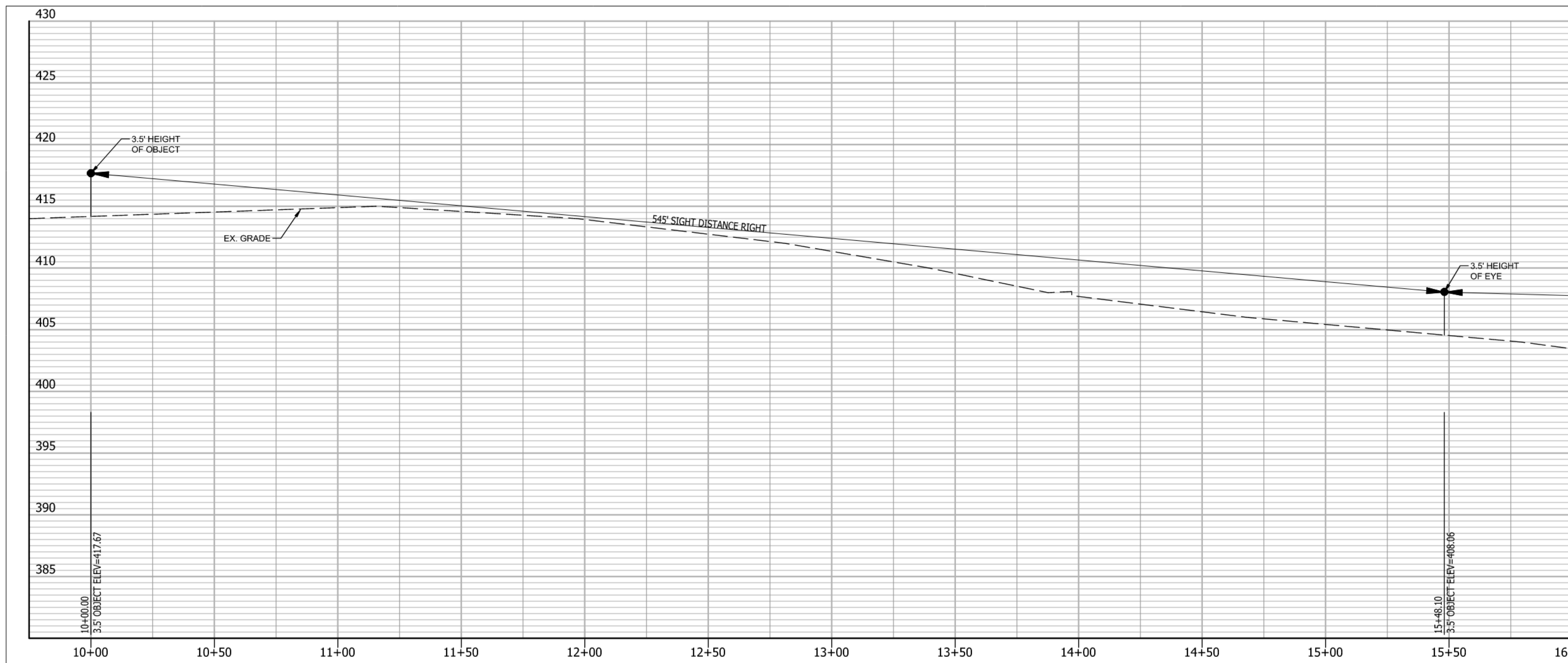
04/10/2020



PICKETT ROAD

(DESIGN SPEED = 40 MPH)

(POSTED SPEED = 35 MPH)

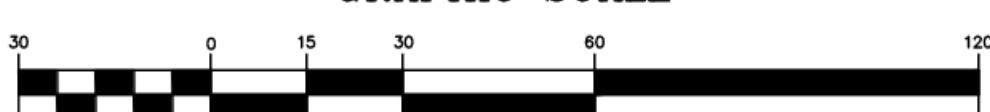


545' SIGHT DISTANCE RIGHT - NORTHERN ENTRANCE

(PER 40 MPH DESIGN SPEED)

SEE SIGHT DISTANCE ON SHEET C-10 FOR CONTINUATION

GRAPHIC SCALE



( IN FEET )

1 inch = 30 ft.



VA STATE  
GRID NORTH  
(VSC 83)

3500 PICKETT

ROAD

CITY OF FAIRFAX, VIRGINIA

SIGHT DISTANCE

RIGHT- NORTHERN

ENTRANCE

DRAWN BY:

CR

DESIGNED BY:

PR

DATE ISSUED:

JANUARY 23, 2020

DWG.

SCALE:

VIKAJOB

NO.

VV7583C

SHEET

NO.

C-9









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2019 VIKI VIRGINIA, LLC

## DEVELOPER

A DEVELOPMENT LLC  
 00 HAMPTON LANE  
 SUITE 300  
 THESDA, MD 20814  
 1-634-8614

AND USE ATTORNEY:

**MOORE LLP**  
951 FREEDOM DRIVE  
STON, VA 20190-5656  
ATTN: MARK LOONEY  
(703) 456-8039

## LANDSCAPE ARCHITECT:

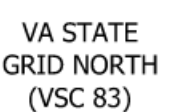
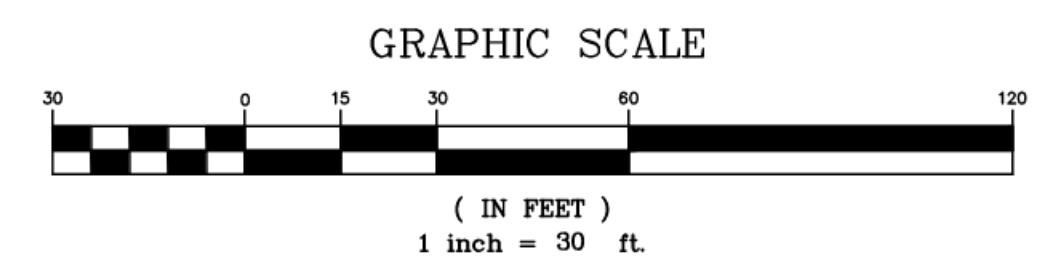
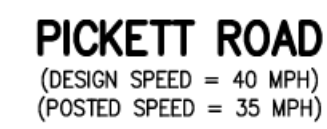
**STUDIO 39**  
16 GROVEDALE DRIVE  
EXANDRIA, VA 22310  
TN: JOE PLUMPE  
(703) 719-6500

PROFESSIONAL SEAL

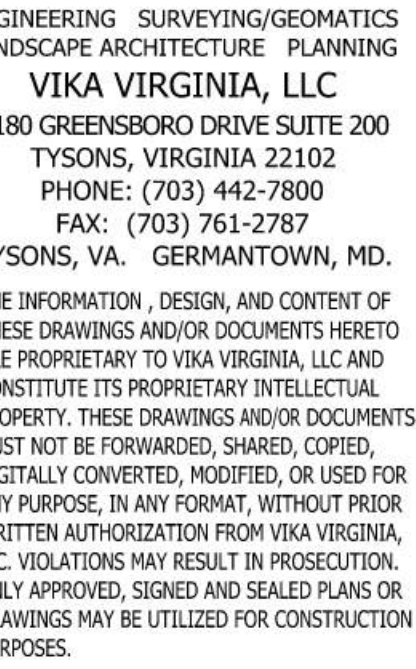
3500 PICKETT  
ROAD  
CITY OF FAIRFAX, VIRGINIA

SIGHT DISTANCE  
LEFT - SOUTHERN  
ENTRANCE

DRAWN BY: CR  
 DESIGNED BY: PR  
 DATE ISSUED: JANUARY 23, 2020  
 \_\_\_\_\_  
 DWG.  
 SCALE: \_\_\_\_\_  
 \_\_\_\_\_  
 KA JOB  
 NO. WV7583C  
 \_\_\_\_\_  
 SHEET  
 NO. C-11














**DEVELOPER**  
 A DEVELOPMENT LLC  
 00 HAMPTON LANE  
 SUITE 300  
 THESDA, MD 20814  
 1-634-8614

LANDSCAPE ARCHITECT:  
STUDIO 39  
16 GROVEDALE DRIVE  
EXANDRIA, VA 22310  
TN: JOE PLUMPE  
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PROFESSIONAL SEAL

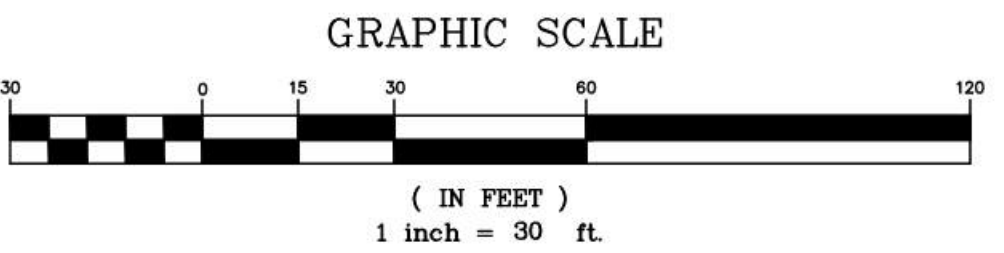
DRAWN BY: \_\_\_\_\_  
 DESIGNED BY: \_\_\_\_\_ PR \_\_\_\_\_  
 DATE ISSUED: NOVEMBER 22, 2019  
 \_\_\_\_\_  
 DWG. \_\_\_\_\_  
 SCALE: AS SHOWN  
 \_\_\_\_\_  
 KA JOB \_\_\_\_\_  
 NO. W7583C  
 \_\_\_\_\_  
 SHEET \_\_\_\_\_  
 NO. C-12

LEGEND:

- |   |   |
|---|---|
|  | EMERGENCY VEHICLE ACCESS PATH<br>(TO BE PAINTED AND SIGNED)                           |
|  | AERIAL FIRE APPARATUS ACCESS AREA<br>(6% SLOPE OR LESS)                               |
|  | PROPOSED BUILDING LESS THAN 60' IN HEIGHT<br>(ACCESS TO WITHIN 100' OF MAIN ENTRANCE) |
|  | PROPOSED WATER LINE   |
|  | PROPOSED FIRE DEPARTMENT CONNECTION (FDC)   |
|  | PROPOSED FIRE HYDRANT   |
|  | PROPOSED STREET TREE  |

## FIRE ACCESS SHEET REQUIREMENTS

1. ALL ROADS PROPOSED BY THE PROJECT, AS WELL AS ADJOINING ROADS; THE CLASSIFICATIONS OF THE ROADS (I.E. ARTERIAL, COLLECTOR, ETC.) SHOULD BE NOTED. (PROVIDED)
2. THE WIDTHS AND DIMENSIONS OF ALL FIRE ACCESS LANES AND TURNAROUNDS; VEHICLE ACCESS TO THE REAR OF BUILDINGS, INCLUDING INTERIOR COURTYARDS FOR STICK-BUILD, DONUT-SHAPED BUILDINGS, NEEDS TO BE SHOWN. (TO BE PROVIDED AT SITE PLAN)
3. AN ALTERNATE ROUTE TO THE BUILDING WHERE EMERGENCY VEHICLES CAN ACCESS BUILDINGS. (TO BE PROVIDED AT SITE PLAN)
4. DIMENSIONS OF THE DISTANCE BETWEEN THE PORTIONS OF THE ROADWAY THAT ARE ACCESSIBLE TO FIRE TRUCKS AND THE FACADES OF THE BUILDINGS. THE TARGET DISTANCE IS 100 FEET. (PROVIDED)
5. IMPROVEMENTS PLANNED FOR THE AREA BETWEEN THE PORTIONS OF THE ROADWAY THAT ARE ACCESSIBLE TO FIRE TRUCKS AND THE FACADES OF THE BUILDINGS, INCLUDING PARKING LANS, GARAGE PODIUMS, LANDSCAPED AREAS, STEEP SLOPES, SIDEWALKS, PLAZAS, YARDS, AND OTHERS. (PROVIDED)
6. CLEAR IDENTIFICATION OF BUILDING FOOTPRINTS, CANTILEVERED EXTENSIONS, TERRACES, BALCONIES, PATIOS, ETC. (PROVIDED)
7. THE HEIGHT OF EACH BUILDING; FOR BUILDINGS WITH MULTIPLE HEIGHTS DUE TO STEP BACKS, THE HEIGHT AND NUMBER OF STOREYS OF EACH BUILDING SEGMENT SHOULD BE CLEARLY NOTED. (PROVIDED)
8. LOCATION OF OVERHEAD UTILITY LINES. (PROVIDED)
9. THE IDENTIFICATION OF CONSTRUCTION TYPE FOR EACH BUILDING. FOR MULTIPLE BUILDINGS LOCATED ON A SINGLE GARAGE PODIUM, THE CONSTRUCTION TYPE FOR EACH BUILDING MUST BE IDENTIFIED - THE GARAGE PODIUM CAN BE IDENTIFIED AS A BLOCK, WITH EACH BUILDING IDENTIFIED SEPARATELY. EACH PORTION OF STRUCTURE WITH A DIFFERENT CONSTRUCTION TYPE SHOULD BE IDENTIFIED SEPARATELY. BUILDINGS ARE SEPARATED BY A FIRE WALL ARE ALSO CONSIDERED SEPARATE BUILDINGS. (PROVIDED)
10. TYPE OF BUILDING SKIN MATERIAL (COMBUSTIBLE/NON-COMBUSTIBLE), TYPE OF SPRINKLERS USED, IF ANY, AND TYPE OF FIRE SUPPRESSION SYSTEM (CLASS A/B/C). (PROVIDED)
11. LOCATION OF PROPOSED BUILDING ENTRANCES, BOTH PEDESTRIAN AND VEHICULAR; ACCESS DOORS AND ELEVATORS, INCLUDING MEDIVAC ELEVATORS, SHOULD BE SHOWN ON THE FDP. ALSO, ANY INTERIOR ROUTES AVAILABLE FOR EMERGENCY VEHICLE USE, SUCH AS SUITABLY SIZED DRIVEWAYS THROUGH PARKING GARAGES AND COURTYARDS, SHOULD BE DELINEATED. (PROVIDED)
12. LOADING AREAS AND WHETHER THEY ARE ACCESSIBLE TO EMERGENCY VEHICLES. (PROVIDED)
13. ACCESS TO ACTIVE COURTYARDS (ESPECIALLY WITH POOLS, TENNIS COURTS, ETC.) NEEDS TO BE SHOWN - HOW WILL THE MEDICAL STAFF GET THERE, WITH THEIR EQUIPMENT, QUICKLY. (PROVIDED)



VA STATE  
GRID NORTH  
(VSC 83)